
FAYETTE COUNTY ZONING DEPARTMENT

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REZONING APPLICATION

PETITION TO THE FAYETTE COUNTY BOARD OF COMMISSIONERS REQUESTING A REVISION TO THE OFFICIAL ZONING MAP

APPLICATIONS FOR REZONING MUST BE FILED BY THE PROPERTY OWNERS
OR BY THE AUTHORIZED AGENT OF THE PROPERTY OWNERS.

Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (1st reading and recommendation vote on the 1st Thursday of the month) and another public hearing by the Board of Commissioners (2nd reading and final decision on the 4th Thursday of the month). Public hearings are held at the Fayette County Administrative Complex at Stonewall (located at the southwest corner of Hwy 54 and GA 85 in downtown Fayetteville) on the first floor in the Public Meeting Room (near the park fountain) and hearings begin at 7:00 p.m.

PLANNING COMMISSION MEMBERS

Jim Graw, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Bob Harbison
Doug Powell

BOARD OF COUNTY COMMISSIONERS

Greg Dunn, Chairman
Linda Wells, Vice-Chairman
Herb Frady
A.G. VanLandingham
Peter Pfiefer

REZONING APPLICATION FILING FEES

(based on number of acres to be rezoned)

0 to 5 Acres	\$250.00*
6 to 20 Acres	\$350.00*
21 to 100 Acres	\$450.00*
101 or more Acres	\$550.00*

COPIES OF ORDINANCES

(available at Zoning Dept/Suite 202-A)

ZONING ORDINANCE	\$5.00
SUBDIVISION REGS.	\$3.00
DEVELOPMENT REGS.	\$3.00
SIGN ORDINANCE	\$3.00

*An additional \$20.00 deposit is required (per public hearing sign posted on property). Staff is required to post one (1) public hearing sign per each road frontage of the property to be rezoned. If the sign frame(s) is returned to the Zoning Department within five (5) working days of the last applicable public hearing, the sign deposit can be reimbursed to the applicant. **The application filing fee and sign deposit may be combined on one (1) check made payable to Fayette County.** Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR TO placement of the legal advertisement for said public hearing request (at least 15 days before scheduled Planning Commission public hearing).

This Rezoning Application Includes: Important Information (pages 1-9)

Forms to Complete (pages 10-17)

APPLICATION FILING DEADLINE IS 12:00 NOON ON THE DEADLINE DATE
(NO EXTENSIONS OF DEADLINE)

If the first (1st) of the month is on a weekend or holiday,
the application filing deadline is extended to the next business day.

HEARING SCHEDULE FOR 2004 REZONING APPLICATIONS

(Dates are subject to change with notice. If a hearing falls on a holiday, a new hearing date will be announced)

<u>APPLICATION FILING DEADLINE (noon)</u>	<u>PLANNING COMMISSION HEARING DATE (1st Thurs.)</u>	<u>BOARD OF COMMISSIONERS HEARING DATE (4th Thurs.)</u>
November 3, 2003	December 4, 2003	January 8, 2004
December 1, 2003	January 5, 2004	January 22, 2004
January 1, 2004	February 5, 2004	February 26, 2004
February 2, 2004	March 4, 2004	March 25, 2004
March 1, 2004	April 1, 2004	April 22, 2004
April 1, 2004	May 6, 2004	May 27, 2004
May 3, 2004	June 3, 2004	June 24, 2004
June 1, 2004	July 1, 2004	July 22, 2004
July 1, 2004	August 5, 2004	August 26, 2004
August 2, 2004	September 2, 2004	September 23, 2004
September 1, 2004	October 7, 2004	October 28, 2004
October 1, 2004	November 4, 2004	December 9, 2004
November 1, 2004	December 2, 2004	January 9, 2005
December 1, 2005	January 6, 2005	January 27, 2005

FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS				
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE
A-R Agricultural-Residential (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	1,200 square feet	250'
EST Estate Residential District (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	4,000 square feet	200'
R-85 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	3 Acres	3,000 square feet	125'
R-80 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	2,500 square feet	175'
R-78 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	3,000 square feet	125'
R-75 Single-Family Residential	Front- 100' Arterial Front- 75' Collector Front- 50' Local Side- 25' Rear- 50'	2 Acres	2,500 square feet	125'
R-72 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 50'	2 Acres	2,100 square feet	175' Arterial 175' Collector 150' Minor
R-70 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	1,500 square feet	175' Arterial 175' Collector 150' Minor
R-55 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	1 Acre* 1.5 Acres**	2,500 square feet	150'

R-50 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor
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FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS

ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE
R-45 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 20' Rear - 40'	1 Acre* 1.5 Acres**	1,800 square feet	125'
R-40 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,500	150' Arterial 150' Collector 125' Minor
R-20 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,200	150' Arterial 150' Collector 125' Minor
DR-15 One and Two Family Residential	Front - 50' Arterial Front - 45' Collector Front - 40' Local Side - 10' Rear - 30'	1 Acre* 1.5 Acres**	1,200 Single-Family 1,800 Two-Family	125' Arterial 125' Collector 100' Minor
R-M-F Multi-Family Residential	Peripheral Front -150' State-number route Front -100' Arterial Front - 80' Collector Front - 60' Local Side - 40' Rear - 40' Minimum 50' building separation	5 Acres Minimum Site Maximum Density 5 Dwelling Units/ Acre 160 Maximum Units	600 Square Feet for One Bedroom 850 Square Feet for Two Bedrooms 1,200 Square Feet for Three Bedrooms	N/A But Minimum 50' Immediate Frontage On Arterial 40% Maximum Lot Coverage
M-H-P Manufactured Home Park	Front - 15' Side - 4' Rear - 4'	10 Acres Total Site 6,000 Square Feet Per Lot		60' Per Lot
P-U-D Planned Unit Development	Front - Varies Side - 15' Rear - 30'	100 Contiguous Acres Maximum 4 dwelling units/acre attached Maximum 1 dwelling unit/acre unattached		
C-S Conservation Subdivision	Front -100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 Square Feet	150' Arterial 150' Collector 125' Minor

* Where a central water distribution system and a private septic system are provided. (County water/septic)

** Where public water system is not available. (Well/septic)

*** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for residential zoned lots, including A-R: 100' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS				
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER
O-I Office-Institutional	Front - 75' Arterial Front - 70' Collector Front - 55' Minor Side - 15' Rear - 15'	1 Acre* 0.5 Acres***	125'	30' required adjacent to residential or A-R zoning districts
C-C Community Commercial	Front - 75' Arterial Front - 70' Collector Front - 65' Minor Side - 15' Rear - 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts
C-H Highway Commercial	Front - 75' Arterial Front - 70' Collector Front - 65' Minor Side - 15' Rear - 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts
L-C Limited Commercial	Front - 75' Arterial Front - 70' Collector Front - 55' Minor Side - 15' Rear - 15'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts
M-1 Light Industrial	Front - 100' Arterial Front - 80' Collector Front - 65' Minor Side - 25' Rear - 25'	1 Acre* 0.5 Acres***	125'	75' required adjacent to residential or A-R zoning districts
M-2 Manufacturing and Heavy Industrial	Front - 100' Arterial Front - 80' Collector Front - 65' Minor Side - 25' Rear - 25'	2 Acres	125'	75' required adjacent to residential or A-R zoning districts

Buffer: When the rear or side yard abuts a residential or A-R zoning district, a buffer adjacent to the lot line shall be provided in addition to the required setback. The buffer is measured from the property line and the setback is measured from the buffer.

* Where a central water distribution system and a private septic system are provided. (County water/septic)

** Where public water system is not available. (Well/septic)

*** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for non-residential zoned lots: 125' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

Updated 02/04/02

The Fayette County regulations regarding requirements for minimum lot width, street frontage, and access apply to all properties being rezoned and/or subdivided and are very important to note prior to drawing of a Conceptual Plan.

Section 3-68 of the Zoning Ordinance: Definition of **Lot Width, Minimum**. The minimum distance between side lot lines measured along the front minimum building line for a depth of at least eighty (80) feet.

Section 5-13. Street Frontage for Access. (Amended 8/26/99)

- A. For access purposes, all residential or non-residential lots must have frontage on a street and/or a cul-de-sac that is either:
 - 1. Deeded to the County through a recorded warranty deed; or
 - 2. County or State-maintained; or
 - 3. Deeded to a homeowner's association through a recorded warranty deed which the owner of any lot within the subdivision is required to join.
- B. All residential lots are required to have a continuous minimum lot width of 100 feet from the front property line to the building line and at least 100 feet of immediate street frontage on a street described in subsection A. above unless:
 - 1. The lot is "Landlocked Property" as provided in Section 5-14; or
 - 2. The lot is one of four (4) or less lots located on the turn-around portion of the cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage. There shall be a maximum of four (4) lots which fully abut the cul-de-sac. In addition, if fifty percent (50%) or more of the frontage of a lot abuts the turn-around portion of a cul-de-sac, then that lot shall be classified as a cul-de-sac lot. (Amended 8/26/99)
- C. For access purposes, all nonresidential lots are required to have a least a continuous lot width of 125 feet from the front property line to the building line and at least 125 feet of frontage on a street described in subsection A. above unless:
 - 1. The lot is "Landlocked Property" as provided in Section 5-14; or
 - 2. The lot is one of four (4) or less lots located on the turn-around portion of the cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage. There shall be a maximum of four (4) lots which fully abut the cul-de-sac. In addition, if fifty percent (50%) or more of the frontage of a lot abuts the turn-around portion of a cul-de-sac, then that lot shall be classified as a cul-de-sac lot. (Amended 8/26/99)

Section 5-14. Landlocked Property. In the event property is landlocked as of the effective date of this Ordinance (11/13/80), the property owner shall be entitled to one (1) building permit, provided:

- A. No other principal building exists or is being constructed on said property;
- B. No other valid building permit has been issued prior to the effective date of this Ordinance and is currently valid;
- C. The property was and continues to be under single ownership since the effective date of this Ordinance;
- D. The property owner has acquired a twenty (20) foot easement to a County maintained street, and said easement has been duly recorded and made a part of the property deed; and
- E. In the event said property is divided into two (2) or more tracts, no further building permits shall be issued until such time as there exists a street meeting all of the requirements as specified in the Fayette County Subdivision Regulations.

Section 8-52. of the Development Regulations: Residential Access.

- A. **Residential Driveway Cuts.** On residential lots, one (1) driveway cut shall be permitted subject to the following conditions:
 - 1. The property has a minimum of 100 feet of immediate road frontage; and
 - 2. The minimum requirements for horizontal sight distance contained in Section 8-55.1 have been met.
- B. **Exceptions.** The lot is located on the turn-around portion of a cul-de-sac; no more than four (4) lots shall fully abut the turn-around portion of a cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage.
- C. **Multiple-frontage lot.** When a lot has multiple frontages, the driveway cut(s) shall be located on the street

with the lowest functional classification in accordance with Section 8-47.

CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR REZONING REQUEST

(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)

- _____ A. Application form and all required attachments (pages 10-17) completed, signed, and notarized (if applicable).
- _____ B. Latest recorded Warranty Deed, including legal description of the boundaries of the subject property to be rezoned.
- _____ C. Boundary Survey, drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by an engineer or land surveyor. Items C. and D. may be combined on same plat. (3 copies if separate from Conceptual Plan).
- _____ D. Conceptual Plan (20 copies). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey, however it is required to be drawn to scale, and include all applicable items below:
 - _____ 1. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
 - _____ 2. All proposed use(s) for the subject property to be rezoned.
 - _____ 3. Name, address and daytime telephone number of the owner(s) of subject property to be rezoned and/or authorized agent.
 - _____ 4. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such unless demolition or removal will occur prior to applying for a building permit .
 - _____ 5. Minimum setbacks from all property lines of subject property, required in the requested zoning district.
 - _____ 6. A letter of intent for rezoning to commercial or industrial, including the proposed use. (20 copies)
 - _____ 7. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating width of right-of-way, type and width of existing and proposed easements and centerline of streets.
 - _____ 8. All buildings and structures on subject property (principal and accessory) including type (residential, non-residential), floor area, building height, and accessory uses.
 - _____ 9. Parking locations, approximate number of parking spaces, area for parking bay and aisle dimensions.
 - _____ 10. Landscaped areas and buffers, to include width, general extent and type of materials.
 - _____ 11. Areas to be screened for outdoor storage/uses, including the boundaries of area, and type of screening materials.
 - _____ 12. Location and dimensions of exits/entrances to the subject property.
 - _____ 14. Outdoor lighting to include type of fixtures, intensity and locations.
 - _____ 16. On-site stormwater facilities to include detention or retention facilities.
 - _____ 17. Approximate location and elevation of the 100-year flood plain (if applicable).

Yield Plan Checklist for C-S

For requests for C-S zoning only please use the following checklist (in addition to the checklist on page 7).

- _____ The scale of the Yield Plan shall not exceed 1" = 100' and will include a north arrow, date, and vicinity map of general area with site and major roads labeled;
- _____ Total acre of tract including bearings and distances of property lines;
- _____ Existing land contour lines at 20 foot intervals, based on USGS Quad data;
- _____ Location of any existing streams, natural drainage ways, floodplains based on a storm of 100-year frequency (FIRM) and wetlands as indicated on the National Inventory of Wetlands (US Fish and Wildlife).
- _____ If the Watershed Protection Ordinance applies, indicate watershed buffer and watershed setback listing required widths;
- _____ Name, location, and right-of-way widths of existing streets on property or adjoining property and right-of-way widths of proposed streets;
- _____ Location, purpose, width of any easements of record;
- _____ Location and width of existing and proposed access points and total length of proposed street(s);
- _____ Lot numbers, lot lines and approximate lot dimensions;
- _____ Soil types per Soil Conservation Service Maps;
- _____ Front, side, and rear yard setback lines as dashed lines indicating buildable area on each lot and minimum lot width at the building line;
- _____ Certification by a Registered Engineer or Land Surveyor;
- _____ Tabular information/overall site data, including tabulation of the total acres, total number of dwelling units and net density.

Concept/Development Plan Checklist for C-S

For requests for C-S zoning only please use the following checklist (in addition to the checklist on pages 7 and 8).

- _____ A delineation of the attributes of the site which will be preserved;
- _____ A delineation of the Residential Area and the Conservation Area including the acreage within each area;
- _____ Indicate individual lot sizes; including acreage inside/outside of the floodplain;
- _____ Uses and improvements planned for the Conservation Area with the acreage devoted to each;
- _____ Indicate and label existing structures to remain;
- _____ Trails and paths (impervious trails and paths are limited to five percent of the Conservation Area and trails and paths must comply with the Watershed Protection Ordinance in terms of impervious surface requirements);
- _____ Picnic areas which can include picnic tables, grills, benches, playground equipment (swing sets, slides, etc.). Picnic Areas are required to be setback 50 feet from any residential property line and are limited to five percent of the Conservation Area;
- _____ Community gardens for the use of the residents of the subdivision only;
- _____ Horse stables, animal containment areas and training/riding facilities for the use of the residents of the subdivision only are required to be setback 50 feet from any residential property line;
- _____ The maintenance of existing orchards and groves including the harvesting of fruit and nuts;
- _____ The maintenance of existing pastures including the harvesting of hay;
- _____ The maintenance of existing farm fields used for row crops including the harvesting of crops. Said fields must be outside of watershed protection areas as described in the Watershed Protection Ordinance. All areas within a watershed protection area can no longer be used for row crops;
- _____ Indicate and label existing residential structures to remain and be used for a community facility;
- _____ Indicate and label existing residential structures used for a community facility to remain;
- _____ Percentage of the Conservation Area not withstanding the yield plan (at least 40%). This area must be described by metes and bounds;

**APPLICATION TO AMEND
FAYETTE COUNTY ZONING ORDINANCE**

PROPERTY OWNERS: _____

MAILING ADDRESS: _____

PHONE: _____ **FAX:** _____

AGENT FOR OWNERS: _____

MAILING ADDRESS: _____

PHONE: _____ **FAX:** _____

PROPERTY LOCATION: LAND LOT _____ **LAND DISTRICT** _____ **PARCEL** _____

LAND LOT _____ **LAND DISTRICT** _____ **PARCEL** _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: _____

EXISTING ZONING DISTRICT: _____ **PROPOSED ZONING DISTRICT:** _____

ZONING OF SURROUNDING PROPERTIES: _____

PRESENT USE OF SUBJECT PROPERTY: _____

PROPOSED USE OF SUBJECT PROPERTY: _____

LAND USE PLAN DESIGNATION: _____

NAME AND TYPE OF ACCESS ROAD: _____

LOCATION OF NEAREST WATER LINE: _____

=====

(THIS AREA TO BE COMPLETED BY STAFF): **PETITION NUMBER:** _____

[] Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

[] Application and all required supporting documentation is Sufficient and Complete

by Staff: _____ Date: _____

DATE OF PLANNING COMMISSION HEARING: _____

DATE OF COUNTY COMMISSIONERS HEARING: _____

Received from _____ a check in the amount of \$ _____

___ for application filing fee, and \$_____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

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PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Please Print Names

Property Tax Identification Number(s) of Subject Property: _____

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land

Lot(s) _____ of the _____ District, and (if applicable to more than one land district) Land
Lot(s) _____ of the _____ District, and said property consists of a total of _____ acres (legal
description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to _____ to act as **(my) (our)** Agent in this rezoning.
As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of **(my) (our)** knowledge and belief. Further, **(I) (We)** understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. **(I) (We)** understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. **(I) (We)** further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1

Signature of Notary Public

Address

Date

Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

NAME: _____ PETITION NUMBER: _____

ADDRESS: _____

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

_____ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) _____ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to _____.

This property includes: (check one of the following)

☐ See attached legal description on recorded Warranty Deed for subject property or

☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the _____ day of _____, 20_____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of _____, 20_____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____

..

NOTARY PUBLIC

APPLICANT'S SIGNATURE

AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY

I/We, _____, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, _____ feet of right-of-way along _____ as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare)	60 foot right-of-way (30' measured from each side of road centerline)
Collector Street (Major Thoroughfare)	80 foot right-of-way (40' measured from each side of road centerline)
Arterial Street (Major Thoroughfare)	100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this _____ day of _____, 20_____

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

NOTARY PUBLIC

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Rezoning Applicant:

- A. Please review the attached "Thresholds: Developments of Regional Impact" established by the State Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the applicant is responsible for completing the Atlanta Regional Commission's (ARC) "**Developments of Regional Impact: Request for Review Form**" prior to submittal of the rezoning application. You may contact ARC at (404)463-3311 to request the form. A copy of the completed form and documentation that the form has been submitted to ARC for review is required to be included with this rezoning application.
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".

[] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds.

[] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required ARC's DRI Request for Review Form is attached.

Signed this _____ day of _____, 20_____.

APPLICANT'S SIGNATURE

**THRESHOLDS
DEVELOPMENTS OF REGIONAL IMPACT**

TYPE OF DEVELOPMENT	ATLANTA REGION	METROPOLITAN AREAS	RURAL AREAS
(1) OFFICE	> 500,000 net square feet	> 400,000 net square feet	> 250,000 net square feet
(1) COMMERCIAL, WHOLESALE & DISTRIBUTION	> 700,000 net square feet	> 560,000 net square feet	> 350,000 net square feet
(2) HOSPITALS	> 600 new beds	> 480 new beds	> 300 new beds
(3) HOUSING	> 500 new lots or units	> 400 new lots or units	>250 new lots or units
(4) INDUSTRIAL	Park or single user > 500 acres, or employing more than 2,000 people, or using more than 100,000 gallons per day of water	> 500 acres, or employing more than 1,600 people, or using reserve capacity of other jurisdictions	> 500 acres, or employing more than 1,000 people, or using reserve capacity of other jurisdictions
(5) HOTELS	> 500 rooms	> 400 rooms	> 250 rooms
(6) MIXED USE	> 500,000 net square feet	Two or more land uses, common ownership, and > 40 acres	Two or more land uses, common ownership, and > 40 acres
(7) AIRPORTS	Any new airport, new runway, or runway extension	Any new airport, new runway, or runway extension	Any new airport with paved runway, or runway additions of more than 25% of existing runway length
(8) ATTRACTIONS OR RECREATIONAL	> 2,000 parking spaces or more than 7,500 permanent seats	> 1,600 parking spaces or more than 6,000 permanent seats	> 1,000 parking spaces or more than 3,750 permanent seats
(9) POST SECONDARY SCHOOLS	New school with capacity of more than 3,000 students, or expansion of this type school by at least 25% of capacity	New school with capacity of more than 2,400 students, or expansion of this type school by at least 20% of capacity	New school with capacity of more than 1,500 students, or expansion of school by 25% or more new full-time students
(10) WASTE DISPOSAL	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction
(11) WASTEWATER FACILITIES, QUARRY, ASPHALT OR CEMENT PLANTS	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary

(12)	PETROLEUM STORAGE FACILITY	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels
(13)	APPLICANT'S DEMAND DEMAND ON INFRASTRUCTURE THRESHOLD (To be used ONLY if a project DOES NOT fit into one of the above categories)			
	ELECTRICAL	Any increase in average electrical demand > 100 megawatts	Any increase in average electrical demand > 100 megawatts	Any increase in average electrical demand > 100 megawatts
	NATURAL GAS	Any increase in demand for natural gas > 100,000 therms per day	Any increase in demand for natural gas > 100,000 therms per day	Any increase in demand for natural gas > 100,000 therms per day
	WATER	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another jurisdiction
	WASTEWATER TREATMENT	Any increase in treatment of > 500,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in treatment of > 400,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in treatment of > 250,000 gallons per day or will absorb the reserve capacity of another jurisdiction
	TRANSPORTATION	Any increase > 1500 peak hour vehicle trips per day	Any increase > 1200 peak hour vehicle trips per day	Any increase > 750 peak hour vehicle trips per day

The column "ATLANTA REGION" applies to areas within unincorporated Fayette County.

The symbol ">" denotes "greater than".

DISCLOSURE STATEMENT

Per Georgia State Law, Sections 36-85-3 and 36-85-4, Official Code of Georgia, Annotated (O.C.G.A.):

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- 36-85-3.** (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more, or made gifts having in the aggregate a value of \$250.00 or more, to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the local government official to whom the campaign contribution or gift was made;
 - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
 - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (b) The disclosures required by subsection (a) of the Code section shall be filed within ten days after the application for the rezoning action is first filed.
- 36-85-4.** Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-85-3 shall be guilty of a misdemeanor.

Section 2. All laws and parts of laws in conflict with this Act are repealed.

Approved April 9, 1986.

APPLICATION FILING DEADLINE IS 12:00 NOON ON THE DEADLINE DATE
(NO EXTENSIONS OF DEADLINE)

If the first (1st) of the month is on a weekend or holiday, the application filing deadline is extended to the next business day.

HEARING SCHEDULE FOR 2004 - REZONING APPLICATIONS

(Dates are subject to change with notice. If a hearing falls on a holiday, a new hearing date will be announced)

<u>APPLICATION FILING DEADLINE (noon)</u>	<u>PLANNING COMMISSION HEARING DATE (1st Thurs.)</u>	<u>BOARD OF COMMISSIONERS HEARING DATE (4th Thurs.)</u>
December 1, 2003	January 5, 2004	January 22, 2004
January 1, 2004	February 5, 2004	February 26, 2004
February 2, 2004	March 4, 2004	March 25, 2004
March 1, 2004	April 1, 2004	April 22, 2004
April 1, 2004	May 6, 2004	May 27, 2004
May 3, 2004	June 3, 2004	June 24, 2004
June 1, 2004	July 1, 2004	July 22, 2004
July 1, 2004	August 5, 2004	August 26, 2004
August 2, 2004	September 2, 2004	September 23, 2004
September 1, 2004	October 7, 2004	October 28, 2004
October 1, 2004	November 4, 2004	December 9, 2004
November 1, 2004	December 2, 2004	January 9, 2005
December 1, 2005	January 6, 2005	January 27, 2005